

X CLOVIS CROSSING

1603 CLOVIS BARKER ROAD, SAN MARCOS, TX



FOR LEASE | ± 8,640 - 129,525 SF CLASS A INDUSTRIAL SPACE AVAILABLE



MITCHELL BECKER
mbecker@lee-associates.com
512.410.8265

ADAM GREEN, SIOR
agreen@lee-associates.com
512.410.8264

MICHAEL SMITH
msmith@lee-associates.com
512.410.8270





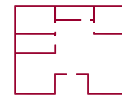
*Clovis Crossing offers **±213,125 SF** of **Class A light industrial space**, with **±129,525 SF available** for lease. Featuring 32-foot clear heights, ESFR fire protection, rear-load design, and move-in ready spec offices, the development is designed to support logistics, distribution, and light industrial users alike.*



±129,525 SF
available now
across 2 modern,
Class A buildings.



32' clear height, rear-
load design,
multiple dock doors
+ ramps.



Shallow-bay design
with move-in ready
spec office suites.



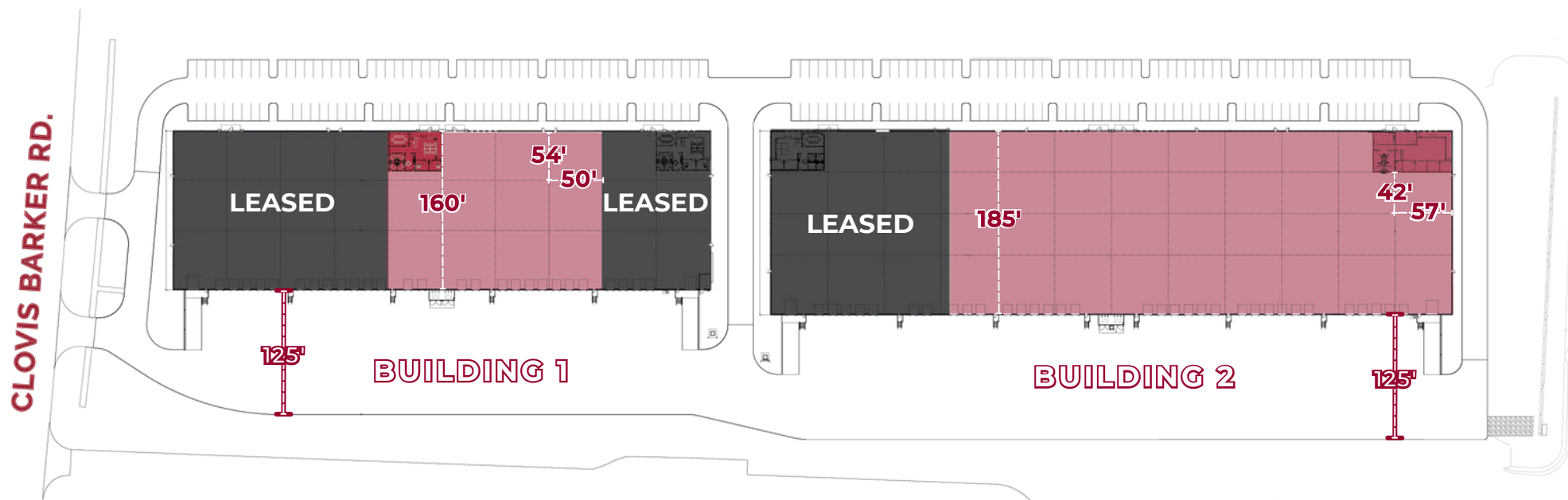
Direct connectivity
to Austin and San
Antonio, serving
5M+ people within
90 minutes.

Building One

# of Bays	Size (SF)
Full Space (4 bays)	±34,650
3 bays	±25,920
2 bays	±17,280
1 bay (minimum)	±8,640

Building Two

# of Bays	Size (SF)
Full Space (9 bays)	±94,965
6 bays	±63,362
5 bays	±52,817
4 bays	±42,272
3 bays (minimum)	±31,727



PROPERTY DETAILS

Available SF:	34,560 SF
Spec Office SF:	1,901 SF
Single Bay SF:	8,640 SF
Building Depth:	160'
Configuration:	Rear-Load
Truck Court:	125'
Clear Height:	32'
Parking:	1.25 / 1,000 SF
Drive-in Ramps:	2
Typical Bay:	54' x 50'
Dock Doors:	11
Speed Bay:	60'
Amps:	2,000A Total
Sprinkler:	ESFR



Available SF:	94,965 SF
Spec Office:	2,694 SF
Endcap Bay SF:	10,637 SF
Inline Single Bay SF:	10,545 SF
Building Depth:	185'
Truck Court:	125'
Configuration:	Rear-Load
Clear Height:	32'
Parking:	1.00 / 1,000 SF
Drive-in Ramps:	2
Typical Bay:	57' x 42'
Speed Bay:	60'
Dock Doors:	26
Amps:	2,500A Total
Sprinkler:	ESFR



BUILDING 1

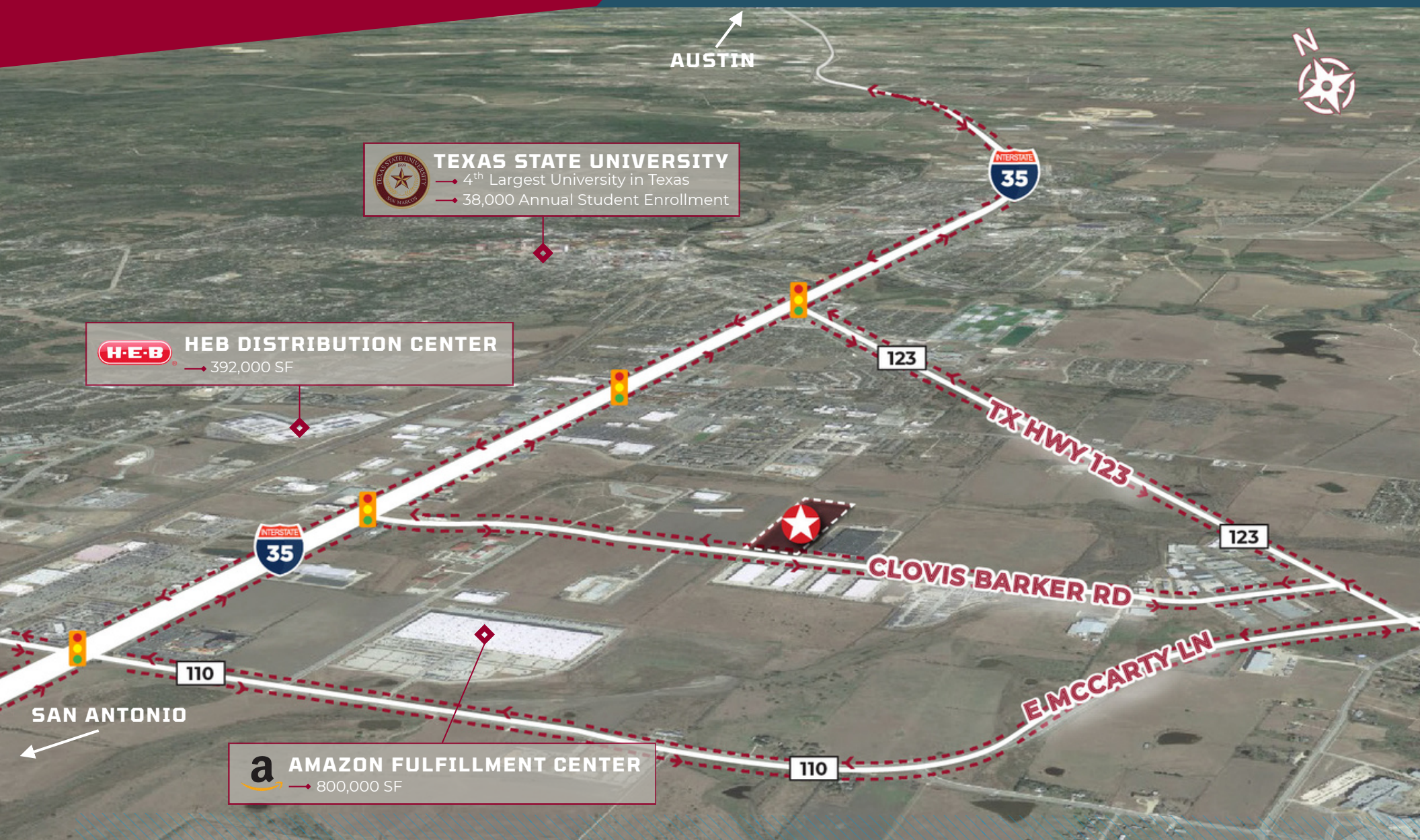


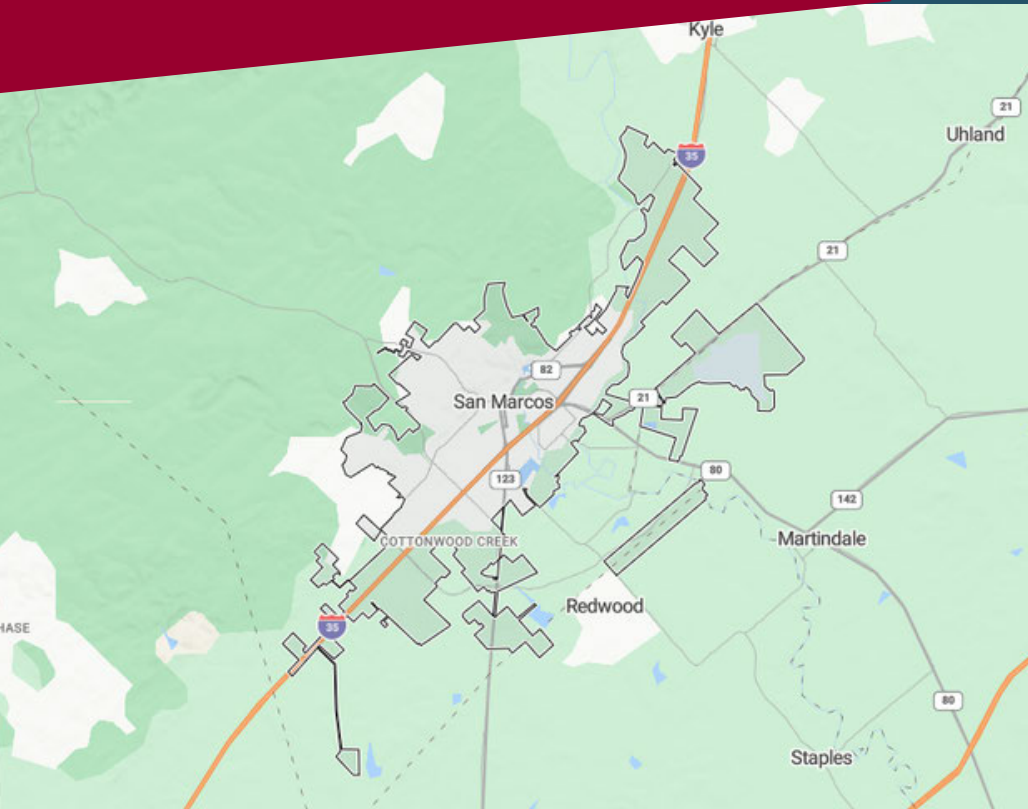
[Click or scan to tour inside](#)

BUILDING 2



[Click or scan to tour inside](#)





KEY INSIGHTS

- Young workforce hub (25.5 vs. Texas 35.9)
- Robust labor pool with 45,000 in the active workforce
- Diverse industries with education, healthcare, logistics, technology topping the list
- High-growth sectors in tech (+10%) & renewable energy (+12%)
- Strategic location on the I-35 corridor, with 5M+ residents within 90 minutes

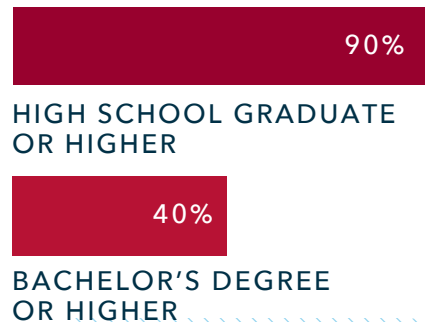
WORKFORCE STATISTICS

Population (Est. Jan 2025)	90,988
Population Est. 2035	142,000
Labor Force	44,995+
Median Age Median	25.5 years
Household Income	\$51,030

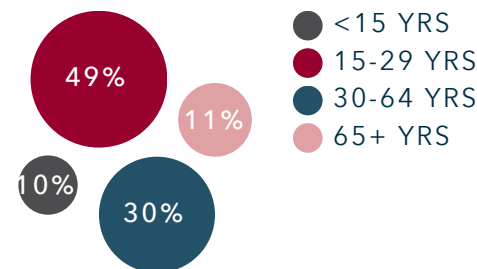
MAJOR EMPLOYERS

- Texas State University
- San Marcos Premium Outlets
- Tanger Factory Outlet Center
- San Marcos CISD
- Hays County
- Hunter Industries
- Central Texas Medical Center
- City of San Marcos

EDUCATION ATTAINMENT



AGE DISTRIBUTION





AUSTIN

30 MIN



SAN ANTONIO

45 MIN



LAREDO

3 HRS



HOUSTON

3 HRS



DALLAS/FORT WORTH

3.5 HRS



EL PASO

8 HRS

